



Charming 2 Bedroom Stone Townhouse in the Heart of Ruffec - €74,500



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 85,654.78

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Ruffec
ZIP code:	16700
Posted:	Oct 27, 2025

Description:

Charming stone townhouse located in the heart of Ruffec, just a short walk from shops and amenities. The property comprises two bedrooms, a living room, a kitchen, and a pleasant small garden of 84m². It benefits from mains gas central heating, double glazing, and is connected to the mains drainage system. Some refreshing and cosmetic work will bring the home back to life and allow you to make it your own. You'll also enjoy a beautiful vaulted cellar, perfect for storage, as well as an attic that could be converted, offering additional potential. A property full of character and potential, ideal for a first-time buyer or a rental investment. Energy rating: D (DPE-D).

Ground Floor:

Entrance (3m²): wooden floor

Kitchen (21m²): combination of wooden floor and tiling

Living Room (20m²): wooden floor, access to the vaulted cellar below

WC (1m²): under the staircase, fitted with a macerator toilet

First Floor:

Landing (5m²)

Shower Room (4m²): lino flooring, washbasin, bidet, shower, WC

Dressing Room / Study (6m²): lino flooring

Bedroom 1 (17.5m²): wooden floor



Bedroom 2 (17.5m2): wooden floor

Convertible Attic:

Three windows + Velux roof window, insulated roof

Exterior:

Small garden (84m2) located just 2 meters in front of the house, with a garden shed

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	95 sq m
Lot Size:	84 sq m
Floor Number:	1

Room details

Total rooms:	3
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Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.785.893

